

# Agenda Report

**TO:** CITY COUNCIL **DATE:** January 26, 2009

**FROM:** CITY MANAGER

**SUBJECT:** AUTHORIZATION TO ENTER INTO A CONTRACT WITH TMAD, TAYLOR & GAINES FOR FUNDAMENTAL LEED® COMMISSIONING SERVICES FOR THE WATER AND POWER YARDS OFFICE BUILDING/WAREHOUSE AND NEW OPERATIONS FACILITY/EMERGENCY OPERATIONS CENTER (EOC)

## **RECOMMENDATION:**

It is recommended that City Council authorize the City Manager to enter into a contract with TMAD, TAYLOR & GAINES to provide LEED Fundamental Commissioning Services for the Water and Power Yards Office Building/Warehouse Renovation and New Operations Facility/Emergency in an amount not to exceed \$69,660 pursuant to Charter Section 1002 (f), contracts for professional or unique services.

## **BACKGROUND:**

Pursuant to the requirements outlined in the City of Pasadena's Green Building Ordinance, City projects are required to meet sustainable building standards of the U.S. Green Building Council's (USGBC) *Leadership in Energy and Environmental Design* (LEED) program. All active capital projects continue to reflect the City's commitment to an eco-friendly environment by incorporating sustainable design and construction practices. The LEED Silver certification rating serves as the minimum standard for City Facility projects. The LEED rating system is based on a building's capacity to conserve natural resources over a building's life-cycle, and is measured by points. In order to obtain a silver rating, a building must achieve 33-38 credit points in the following six LEED credit categories: *Sustainable Sites; Water Efficiency; Energy and Atmosphere; Materials and Resources; Indoor Environmental Quality, and Innovation and Design.*

Green building credits are obtained during the design and construction stages of the project. The primary tasks of the commissioning agent is to 1) ensure that the contract documents are in compliance with the required certification level; 2) review applicable requests for information items, submittals, design changes, material resource issues, and equipment installation/performance testing across the above mentioned six LEED credit

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categories; and 3) coordinate with the contractor, architect, engineers and the owner during the construction process in performance of the aforementioned activities. The hiring of an independent commissioning agent is a required pre-requisite for the LEED certification from the USGBC.

The Water and Power Yards Building Renovation and New Operations Facility/EOC will incorporate the following sustainable design features: 1) mechanical systems designed to mix outside air and inside air to reduce the overall cooling load demand; 2) a green roofing system to minimize heat gain on the roof; 3) a curtain wall system, designed with a perforated secondary screening to facilitate increased daylight, and reduce the use of artificial lighting and heat gain in the building; and 4) use of permeable site paving to increase the water percolation rate and minimize storm water discharge from the project site.

On June 23, 2008, City Council approved an amended contract with GKK Works for project management services for the Water and Power Office Building/ Warehouse Renovation and EOC. The bidding process was completed for the project in October 2008. On October 13, 2008, City Council awarded the demolition contract to Interior Demolition, Inc., Work commenced on this project in December 2008 and was completed in mid-January 2009. On December 15, 2008, City Council awarded the construction contract for the new Operations Facility/Warehouse Renovation/EOC to Morillo Construction, with work on this project scheduled to begin in February 2009 and conclude in 2011.

An RFP to solicit LEED commissioning services for the projects was posted on August 28, 2008, and advertised on the City's bidding website. On September 17, 2008, seven proposals were received from qualified firms for LEED commissioning services, and staff evaluated the qualifications of the proposers according to criterion outlined in the RFP document.

Following review of all proposals, TMAD, TAYLOR & GAINES was determined to be the most responsive and qualified firm to provide LEED commissioning services for the Water and Power project, based on the firms extensive commissioning experience for comparable projects.

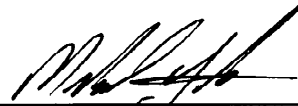
The breakdown of the contracts is as follows:

TMAD, TAYLOR & GAINES	\$69,660
Contingency	<u>\$ 6,966</u>
<b>Total</b>	<b>\$76,626</b>

**FISCAL IMPACT:**

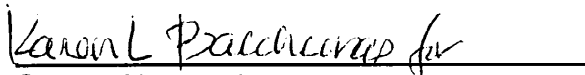
Sufficient funds are available in the 2009 Capital Improvement Program, Budget Account No. 71142; Water and Power Office Building/Warehouse Renovation and EOC.

Respectfully submitted,



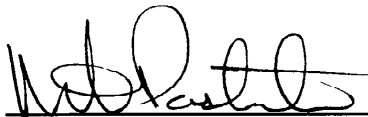
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MICHAEL J. BECK  
City Manager

Prepared by:



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Segun Abegunrin  
Capital Project Administrator

Approved by:



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Martin Pastucha, Director  
Department of Public Works

**Disclosure Pursuant to the  
City of Pasadena Taxpayer Protection Amendment  
Pasadena City Charter, Article XVII**

Contractor/Organization hereby discloses its trustees, directors, partners, officers, and those with more than 10% equity, participation, or revenue interest in Contractor/Organization, as follows:

*(If printing, please print legibly. Use additional sheets as necessary.)*

**1. Contractor/Organization Name:**  
TMAD TAYLOR & GAINES

**2. Type of Entity:**  
 non-government     nonprofit 501(c)(3), (4), or (6)

**3. Name(s) of trustees, directors, partners, officers of Contractor/Organization:**

Zareh Astourian
Albert Chiu
Sunil Patel
Ed Gharibans
Chris Radtke
Naseer Ahmed
Ron Sheldon
Marco Spagnoletto

**4. Names of those with more than a 10% equity, participation or revenue interest in Contractor/Organization:**

Albert Chiu, CEO
Sunil Patel, President - MEP
Chris Radtke, Principal

Prepared by: Carmen Gonzalez

Title: Marketing

Phone: 626-351-8881

Date: September 15, 2008